

Notice of Availability of a Draft Environmental Impact Report

To: Agencies, Organizations, and Interested Parties

From: The City of Costa Mesa, Planning Division/Development Services Department

Subject: Notice of Availability of a Draft Environmental Impact Report. The City of Costa Mesa (the City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared a Draft Environmental Impact Report (EIR) for the proposed project identified below:

Project Title: 125 East Baker Street Apartment Project EIR

Project Location: The 4.17-acre 125 East Baker Street site (project site) is located at the southwest corner of Baker Street and Pullman Street in the City of Costa Mesa, Orange County, California. The site is roughly triangular-shaped and is currently occupied by a 66,000-square-foot two-story office building developed, a surface parking lot, signage, and landscaped areas. The project site is located in a built-out area of the northeastern portion of the City, predominately built with industrial and office buildings. The site is also located approximately 0.5 mile to the west from John Wayne Airport (JWA).

Project Description: The project consists of a five-story 240-unit residential apartment building (63 feet overall height) that wraps around a six-level parking structure (57 feet overall height) with 465 parking spaces in the structure and four outdoor on-grade parking spaces. The total density for the proposed 240-unit project is 57.7 dwelling units per acre; the current maximum density allowed under the proposed Zoning designation (PDR-HD) and General Plan designation (High Density Residential) for the property is 20 units per acre, or 83 dwelling units maximum for the site. The project would involve a General Plan Amendment to change the land use designation from Industrial Park (MP) to High Density Residential and a Zone Change from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD).

Summary of Impacts: The proposed project would result in no impacts to agriculture and forestry resources, mineral resources, and recreation. The proposed project would result in less-than-significant impacts related to visual character and light and glare, increased construction and operational air quality, biological resources, cultural resources, geology and soils, operational greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, construction and operational noise, population and housing, public services, recreation, operational transportation/traffic and utilities and service systems. The proposed project would not result in any significant and unavoidable adverse impacts.

Community Presentation: A project presentation will be given as part of the regularly scheduled Planning Commission meeting on Monday December 9, 2013, at 6:00 PM. in the City Council Chambers at 77 Fair Drive, Costa Mesa, CA 92628. This meeting is for information purposes only, and no action on the proposed project will be taken.

Document Availability: The Draft EIR is available for review at the Planning Division/Development Department located at: City of Costa Mesa, 77 Fair Drive, Costa Mesa, CA 92628, the Costa Mesa/Donald Dungan Library, 1855 Park Avenue, Costa Mesa, CA 92627, and the Mesa Verde Library, 2969 Mesa Verde Drive East, Costa Mesa, CA 92626. The Draft EIR is also available online at the City of Costa Mesa website: (<http://www.costamesaca.gov/>).

Comment Period: The Draft EIR is made available for review and comment commencing November 6, 2013, and ending December 20, 2013. Any comments provided should identify specific environmental concerns related to the proposed project and must be submitted by in writing before the end of the 45-day public review and must be postmarked by **December 20, 2013**. Comments may be submitted in both English and Spanish. Please direct your comments to:

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The City will only accept written comments during the comment period. After the close of the public comment period, the City will prepare responses to timely written comments as part of the Final EIR.